

Carlo Bressanutti 9717 8801 0414 960 964

Statement of Information

carlo.bress@barryplant.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale				
Address Including suburb and postcode				
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$760,000 & \$830,000				
Median sale price*				
Median price House Unit Suburb Doreen				
Period - From to Source				
Comparable property sales (*Delete A or B below as applicable)				
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the				

property for sale.

Address of comparable property		Price	Date of sale
1	57 Laurimar Blvd DOREEN 3754	\$827,500	10/03/2018
2	184 Hazel Glen Dr DOREEN 3754	\$807,000	06/04/2018
3	31 Cootamundra Rd DOREEN 3754	\$766,000	14/04/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

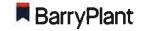
Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802





Generated: 05/05/2018 14:34

^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Carlo Bressanutti 9717 8801 0414 960 964 carlo.bress@barryplant.com.au

> **Indicative Selling Price** \$760,000 - \$830,000 No median price available





Land Size: 682 sqm approx

Agent Comments

Comparable Properties



57 Laurimar Blvd DOREEN 3754 (REI)

Price: \$827,500 Method: Private Sale Date: 10/03/2018

Rooms: 9

Property Type: House (Res) Land Size: 635 sqm approx

184 Hazel Glen Dr DOREEN 3754 (REI)



Price: \$807,000 Method: Private Sale Date: 06/04/2018

Rooms: -

Property Type: House (Res) Land Size: 703 sqm approx



31 Cootamundra Rd DOREEN 3754 (REI)

4

Price: \$766,000 Method: Auction Sale Date: 14/04/2018

Rooms: -

Property Type: House (Res) Land Size: 635 sqm approx **Agent Comments**

Agent Comments

Agent Comments

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802

Generated: 05/05/2018 14:34



